

# EXHIBIT 7

**EXHIBIT "A"**  
**ITEMIZATION OF CLAIM**

Tenant American Freight - lease rejection for property at 1890 E Main Street, Prattville, AL  
 Re: Franchise Group, Inc. case No 24-12480 (JTD)

**Filed Bankruptcy November 3, 2024**

Account #0364-HO1641

Rejected as of December 31, 2024

Landlord Prattville Partners  
 C/O Aronov Realty Management, Inc.  
 3500 Eastern Boulevard  
 Montgomery, Alabama 36116  
 (334)244-2504

Prattville Partners  
 Prattville, Alabama  
 Lease expiration: 12/31/2029

1 Liability arising from Debtor's failure to perform its obligation under the Lease consisting of:

Dates		Charge	Amount Due	Amount Paid	Balance
11/1/2024	11/2/2024	Base Rent 2 days	933.33		933.33
		RTX - 2024 -- 307 days	1,255.46		2,188.79
		Insurance - 2024 - 307 Days pre pet	1,419.37		3,608.16

**TOTAL PRE-PETITION**

**3,608.16**

2 Liability entitled to priority under 11 U.S.C. 5093 (b) (1) (A) of the Bankruptcy Code for administrative rents consisting of :

**\$514.06**

Dates		Charge	Amount Due	Amount Paid	Balance
11/3/2024	12/31/2024	RTX 2024 post	241.28		241.28
		INS 2024 post	272.78		514.06

3 Damages arising out of the rejection of the Lease in the amount of \$171,188.89 representing Claimant's damages as limited by 11 U.S.C. § 502 (b) (6), which is the rent and additional rent reserved in the Lease for 12 months ending December 31, 2025 the date of the petition. Tenant's Lease schedule to expire on December 31, 2029

<u>Date</u>	<u>Amount</u>	<u>Description</u>
	\$168,000.00	Base Rent at \$14,000 X 12 months = \$168,000.00
	\$1,496.74	Real Estate Tax 12 months = \$1,496.74
	\$1,692.15	Insurance 12 months = \$1,692.15

**TOTAL DAMAGE CLAIM**

	<b><u>\$171,188.89</u></b>	
<b>TOTAL PRE-PETITION CLAIM</b>		<b>\$3,608.16</b>
<b>TOTAL PRIORITY CLAIM</b>		<b>\$514.06</b>
<b>TOTAL DAMAGE CLAIM</b>		<b>\$171,188.89</b>
<b>TOTAL CLAIM</b>		<b>\$175,311.11</b>